

**TOWN OF BUCKEYE, ARIZONA**  
**MINUTES OF THE REGULAR MEETING**  
**OF THE**  
**COMMUNITY PLANNING AND DEVELOPMENT BOARD**  
**NOVEMBER 9, 2004**

**CALL TO ORDER**

Chair Hawley called the meeting to order at 7:00 p.m.

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**ROLL CALL**

**Board Members Present:** Chair John Hawley, Vice-Chair Bill Raney, Annette Napolitano, Earl Warren, Carol Kempiaik, Ruben Jimenez, Alternate-Dave Rioux

**Board Members Absent:** Member-Jim Zwerg, Alternate-Tana Wrublik

**Council Member Presents:** Chris Urwiller

**Staff Present:** Carroll Reynolds, Larry Harmer, Phil Garthright, Denise Lacey, Ian Dowdy, Scott Zipprich, Bob Costello and Connie Meadows

**APPROVAL OF MINUTES**

Chair Hawley asked for a motion to approve the minutes of the October 26, 2004, Regular Meeting. Member Napolitano made a motion to approve the minutes of the October 26, 2004 Regular Meeting, seconded by Member Rioux. The motion passed unanimously.

**WITHDRAWALS / CONTINUANCES / OLD BUSINESS:**

**4A. Case No. PP04-236: Buckeye 240:** Request by Coe & Van Loo Consultants, Inc. on behalf of Voyager Investment Properties for the Preliminary Plat approval of a development known as Buckeye 240. This parcel is generally located southwest of the intersection of Southern Avenue & Rooks Road and is proposed to have 926 single family lots on 220.63 net acres. Member Warren made a motion to reconsider and reset PP04-236 to the December 14, 2004, Planning and Development Regular Meeting. The motion was seconded by Member Jimenez. The motion passed unanimously.

**4B. Case No. GPA(m)04-279:** Request by **Scott Communities**, for a minor General Plan Amendment on approximately 23.82 acres located at the southwest corner of Southern Road and Miller Road from the CC, Commercial Center, land use designation to the PR, Planned Residential, land use designation. Ms. Lacey requested the Board withdrawal GPA(m)04-279; the reason being that the designated land in question has already been zoned Planned Residential, PR. Chair Hawley, by a consensus of the Board, withdrew GPA(m)-279.

**4C. Case No. RZ04-380:** Request by **Scott Communities**, for the Rezoning of approximately 23.82 acres located at the southwest corner of Southern Road and Miller Road from CC, Commercial Center, to PR, Planned Residential. Ms. Lacey requested the Board withdrawal RZ04-380; the reason being that the designated land in question has already been zoned Planned Residential, PR. Chair Hawley, by a consensus of the Board, withdrew RZ04-380.

**NEW BUSINESS:**

**5A. Case No. RZ04-211-BUCKEYE MOTORPLEX:**

Request by Pruskowski Development in association with Camco, L.L.C. and Cameron Construction for the Rezoning of approximately 299 acres of land located generally 2 miles northeast from the intersection of Woods Road and SR85 (also generally located 2 miles southeast from the intersection of Patterson Road and SR85), or generally located in a portion of Section 23, Township 3 South, Range 4 West of the Gila & Salt River Base & Meridian, Maricopa County, Arizona; from the PR, Planned Residential Land Use District to that of the GC, General Commerce Land Use District. Steven Earl of Earl, Curley, & LeGarde on behalf of Pruskowski Development presented the rezoning request to the Board. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Vice Chair Raney made a motion to recommend approval of RZ04-211. The motion was seconded by Member Rioux. The motion passed unanimously.

**5B. Case No. CUP04-210-BUCKEYE MOTORPLEX:**

Request by Pruskowski Development in association with Camco, L.L.C. and Cameron Construction for a Conditional Use Permit for a use to be known as Buckeye Motorplex located on approximately 299 acres of land, generally 2 miles northeast from the intersection of Woods Road and SR85 (also generally located 2 miles southeast from the intersection of Patterson Road and SR85) or generally located in a portion of Section 23, Township 3 South, Range 4 West of the Gila & Salt River Base & Meridian, Maricopa County, Arizona. Steven Earl of Earl, Curley, & LeGarde on behalf of Pruskowski Development presented the request to the Board. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Kempniak made a motion to recommend approval of CUP04-210 with the addition of stipulation "Y" to read as follows: The Community Development Director and Town Engineer may approve and apply these stipulations on a phased basis as indicated on the Site Plan/Conditional Use Permit dated September 2004. Vice Chair Raney seconded the motion. The motion passed unanimously.

**5C. Case No. SP04-212-BUCKEYE MOTORPLEX:**

Request by Pruskowski Development in association with Camco, L.L.C. and Cameron Construction for the approval of a Site Plan and a use to be known as Buckeye Motorplex located on approximately 299 acres of land, generally 2 miles northeast from the intersection of Woods Road and SR85 (also generally located 2 miles southeast from the intersection of Patterson Road and SR85) or generally located in a portion of Section 23, Township 3 South, Range 4 West of the Gila & Salt River Base & Meridian, Maricopa County, Arizona. Steven Earl of Earl, Curley, & LeGarde on behalf of Pruskowski Development gave a brief description of the project and land use. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Napolitano made a motion to approve SP04-212 with the addition of stipulation "Y" to read as follows: The Community Development Director and Town Engineer may approve and apply these stipulations on a phased basis as indicated on the Site Plan/Conditional Use Permit dated September 2004. The motion was seconded by Member Rioux. The motion passed unanimously.

**5D. Case No. PP04-126-WATSON ESTATES**

Request by Chris Lenz of United Engineering Group on behalf of Mike Zipprich and Buckeye 229, L.L.C. for the Preliminary Plat approval of a development known as Watson Estates. This parcel is generally located southwest of the intersection of Yuma Road & Watson Road and is proposed to have 868 single family lots on 215.94 net acres. Paul Gilbert and Mike Zipprich presented the project to the Board. Bob Costello spoke regarding fire access to the project. Chair Hawley opened the public hearing. **Mr. Dan Schuleter** of 23446 W. Hammond Lane, Buckeye, Arizona, stated his concerns regarding future improvements of the power lines, the time frame for the project, the density and lot widths. **Mr. Jim Kirk** of Kirk's Automotive, 105 N. 2nd Street, Buckeye, Arizona, stated his concerns on parking issues within the development. Mr. Kirk also stated his dissatisfaction with the density of homes throughout the project.

**5D. Case No. PP04-126-WATSON ESTATES Cont.**

There being no further comments from the public, Chair Hawley closed the public hearing. Vice Chair Raney made a motion to approve PP04-126 with the addition of stipulation "U" to read as follows: Developers of this project shall submit Covenants, Conditions, & Restrictions (CC&R's) to the Community Development Director for review, at the time a final plat for this project is submitted to the Community Development Department; and said CC&R's shall incorporate the requirement that parking on local streets is restricted to one side of that local street. The Town Engineer shall determine where this standard is to be applied and if any striping or signage or other physical improvement is required. The motion was seconded by Member Warren. The motion passed unanimously.

**5E. Case No. GPA(m)04-466 – TRIMARK, L.L.C.:**

Request by George Musser on behalf of Trimark, L.L.C. for the Minor General Plan Amendment of 10 acres from the PC, Planned Community Land Use District, to the CC, Commercial Center Land Use District located Northeast of Rooks Road and Southern Avenue. George Musser of Musser Engineering presented the request to the Board. Vice Chair Raney made a motion to recommend approval of GPA(m)04-466. The motion was seconded by Member Warren. The motion passed five to two (5-2) with the following vote: Chair Hawley-Yay, Vice Chair Raney-Yay, Member Napolitano-Yay, Member Warren-Yay, Member Jimenez-Yay, Member Kempia-Nay, and Member Rioux-Nay.

**5F. Case No. TUP04-410- STILLBROOKE HOMES:**

Request by Motivational Systems Inc. representing Stillbrooke Homes for the approval of a temporary sign plan to promote home sales at the Parkside subdivision located on the northwest corner of Beloit Road and First Street. Deb Wood of Motivational Systems on behalf of Stillbrooke Homes presented the request to the Board. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Warren made a motion to approve TUP04-410. The motion was seconded by Member Napolitano. The motion passed unanimously.

**5G. Case No. GPA(m)04-361-ROSZTOCZY:**

Request by Fer Properties for the Minor General Plan Amendment of approximately 12 acres of land located generally northeast of the intersection of Apache Road and Broadway Road, or generally located in a portion of the Southwest Quarter of Section 21, Township 1 South, Range 3 West of the Gila & Salt River Base & Meridian, Maricopa County, Arizona; from the PR, Planned Residential Land Use District to that of the CC, Commercial Center Land Use District. Rob Rosztoczy presented the request to the Board. Member Napolitano made a motion to continue GPA(m)04-361 to the December 14, 2004, Planning and Development Regular Meeting, pending legal counsel interpretation on an additional stipulation to be added. Member Kempia seconded the motion. The motion passed unanimously.

**5H. Case No. RZ04-362-ROSZTOCZY:**

Request by Fer Properties for the Rezoning of approximately 12 acres of land located generally northeast of the intersection of Apache Road and Broadway Road, or generally located in a portion of the Southwest Quarter of Section 21, Township 1 South, Range 3 West of the Gila & Salt River Base & Meridian, Maricopa County, Arizona; from the PR, Planned Residential Land Use District to that of the CC, Commercial Center Land Use District. Rob Rosztoczy presented the request to the Board. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Warren made a motion to continue RZ04-362 to the December 14, 2004, Planning and Development Regular Meeting, pending legal counsel interpretation on an additional stipulation to be added. Member Rioux seconded the motion. The motion passed unanimously.

**5I. Case No. A04-18- TRILLIUM:**

Request by Paul Gilbert on behalf of Trillium L.L.C. for the annexation of 1,600 acres into the Town of Buckeye, for an area generally located north of Peoria Avenue, south of Greenway Road, west of 315<sup>th</sup> Avenue, and east of Johnson Road; and as generally located in the East Half of Section 12, and all of Sections 13 and 24, Township 3 North, Range 5 West of the Gila and Salt River Base & Meridian, Maricopa County, Arizona. Paul Gilbert on behalf of Trillium L.L.C. presented the annexation request to the Board. Vice Chair Raney made a motion to recommend approval of A04-18. Member Warren seconded the motion. The motion passed unanimously.

**5J. Case No. RZ04-345-TRILLIUM:**

Request by Paul Gilbert on behalf of Trillium L.L.C. for the rezoning of 1,600 acres from the RR, Rural Residential Land Use District to that of the PC, Planned Community Land Use District, in an area generally located north of Peoria Avenue, south of Greenway Road, west of 315<sup>th</sup> Avenue, and east of Johnson Road; and as generally located in the East Half of Section 12, and all of Sections 13 and 24, Township 3 North, Range 5 West of the Gila and Salt River Base & Meridian, Maricopa County, Arizona. Paul Gilbert on behalf of Trillium L.L.C presented the rezoning request to the Board. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Napolitano made a motion to recommend approval of RZ04-345. The motion was seconded by Member Kempniak. The motion passed unanimously.

**5K. Case No. CMP03-434-SILVER ROCK:**

Request by Matt Montgomery of Newport Development on behalf of the Newport Group Management Company L.L.C. for the approval of a Community Master Plan known as Silver Rock, situated on approximately 1,241 acres in portion of Sections 21, 22, 27 and 28, Township 1 North, Range 4 West, and as generally located south of Lower Buckeye Road / Yuma Road, north of Southern Avenue, east of Palo Verde Road, and west of Turner Road. Steven Earl, Rob Napley and Matt Montgomery were present for questions from the Board. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Warren made a motion to recommend approval of CMP03-434 with the addition of stipulation "mm" to read as follows: Developers within the Silver Rock Community Master Plan, shall design local right-of-ways to be 50-feet in width, with 32-feet back of curb streets. The motion was seconded by Member Jimenez. The motion passed unanimously.

**6. COMMENTS FROM THE PUBLIC: None**

**REPORT FROM STAFF:**

Staff reported that the next Development Board meeting would be November 23, 2004.

**REPORT FROM THE DEVELOPMENT BOARD: None**

**ADJOURNMENT:**

Chair Hawley asked for a motion to adjourn the meeting. Member Napolitano made a motion to adjourn the meeting. Member Warren seconded the motion. The Meeting adjourned at 9:10 p.m.

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John Hawley, Chair

**ATTEST:**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Community Planning and Development Board meeting held on the 9<sup>th</sup> day of November, 2004. I further certify that the meeting was duly called and that a quorum was present.

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Larry Harmer, Secretary